

Vibrant Community Initiative

Webinar Instructions:

1. **Keep phone muted** [*6] during the webinar
2. **Use the chat feature to ask questions.** The questions will be compiled after the webinar, answered, then distributed by email to participants, along with a copy of the presentation.

Virginia Department of Housing and Community Development

Agenda

- How to Apply: Vibrant Community Initiative
- Centralized Application & Management System (CAMS)

VCI Funding

Source	Amount
CDBG	\$2 Million
HOME	\$1 Million
Housing Trust Fund	\$1 Million
VHDA	\$500,000
TOTAL	\$4.5 Million

- CDBG, HOME, HTF, VHDA, and other potential funding

- Two - three projects
- \$2.25 million -maximum request –Non CDBG entitlement
- \$1.25 million -maximum request –CDBG entitlement
- Must leverage other federal, state, and local resources
- 25 percent local match requirement (based on request)

Vibrant Community Initiative (VCI)

- Year three (2017 – 2018)
 - 2016 – 2017 –one project funded
 - 2015 – 2016 –two projects funded
- Combines multiple DHCD funding sources and VHDA resources
- To fund transformative local/regional projects
- To create larger local/regional impact

What is a transformational project?

- A large multiple-faceted project
- Focus on economic impact
- Must leverage an existing community-driven planning process
- Project readiness is key
- Opportunity for planning and technical assistance for good VCI concept project to prepare for future VCI rounds

What is a transformational project?

- Must include more than one component
- A component is a smaller project that is under common contract/ownership/financing (e.g., multiple family rental project)
- Must include a housing component
- Any VCI-assisted housing component must include at least some affordable housing (50 – 80 percent or below AMI)

What kind of projects are we looking for?

- Project can be located anywhere within the state of Virginia
- Ideally we would like both urban and rural projects
- Project should contain a range of activities such as neighborhood revitalization, downtown redevelopment, economic development, homeowner rehabilitation, down payment assistance, rental project development, water/sewer, and/or other infrastructure.

Project Caps

Project Location	VCI Project Cap*
CDBG Non-entitlement Localities	\$2,250,000
CDBG Entitlement Localities	\$1,250,000

How can VCI be used in a project?

- VCI supports one or more of the smaller project components
- VCI funding for community development activities (non-housing) is limited to CDBG :
 - VCI CDBG limited to CDBG non-entitlement communities
 - CDBG entitlement must use other resource to fund these components

How can VCI be used in a project?

- VCI housing assistance must be structured as a loan
–This is not a grant.
- VCI assistance will support specific components of transformational project
 - Contracts and negotiation will be specific to these smaller components
 - Contracts will be structured to meet applicable federal and/or state requirements

Vibrant Community Initiative (VCI):Richmond Church Hill North/ East End Revitalization

- Richmond City
- \$2.5 award (\$22,324,030 total costs)
- Mixed-income, mixed-tenure, multi-phased
- Leveraging site of Armstrong High School
- Build-first approach to replacing older public housing
- Includes mixed-income family, senior rental, homebuyer
- Larger project includes gateway and economic corridor improvements
- Substantial local effort
- Diversity of funding

Richmond Church Hill North/ East End Revitalization: VCI Funding

- Richmond City is a CDBG entitlement locality
 - Can't use VCI CDBG funding
 - These components funded with other resources
- Senior 1B –multi-family affordable rental
 - VHDA
 - DHCD HOME
 - Plus other non-VCI resources
- Homeownership –mixed-income new construction
 - DHCD HOME
 - Plus other non-VCI resources

Vibrant Community Initiative (VCI): Old Price's Fork Comprehensive Revitalization Project

- Montgomery County (Blacksburg area)
- \$2.5 award (\$7,800,000 total costs)
- Adaptive re-use of old school property
- Existing structure to include senior rental housing, community kitchen, farm-to-table restaurant, business incubator, and market)
- New construction mixed-income rental on property
- Substantial local collaboration
- Diversity of funding

Old Price's Fork: VCI Funding

- Multiple Family Mixed Income Rental
 - VCI VA THF
 - Plus other non-VCI resources
- Brewery/market/restaurant
 - VCI CDBG
 - Locality is the grantee
 - Local loan to the developer
- Small Business Incubator
 - VCI CDBG
 - DHCD BEE

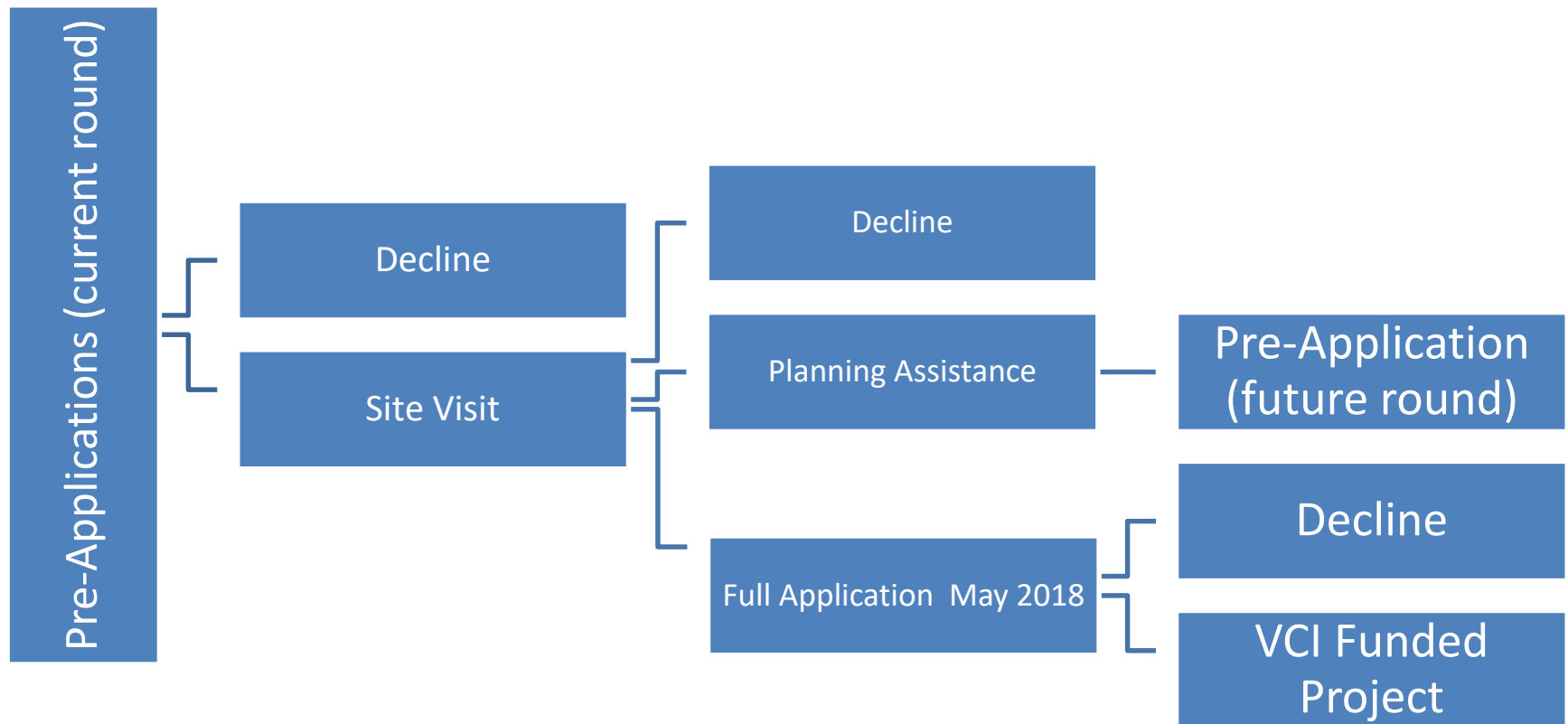
Old Price's Fork



Vibrant Community Initiative (VCI)

- Open process with pre-application accepted by January 31, 2018 deadline
- DHCD will review pre-applications
- Best, most promising (meeting pre-application scoring criteria) of pre-applications will be invited to submit full applications
- Tentative full application deadline in May 2018

VCI Process



VCI Leverage

- Pre-application reviews will favor projects that leverage other federal, state, and local resources
- Leverage may include resources used for planning, coordination, and implementation
- Leverage should be reflected in the application “other funding”

VCI Match Requirement

- Projects must include a 25 percent match in locally controlled resources
- Match amount = 25 percent of VCI request
- May include locally controlled CDBG, HOME, fee waivers, local government resources, donated real property and/or other local funding (e.g. foundation)
- Will consider the value of a loan requiring repayment

VCI: Eligible Applicant

- Entitlement or non-entitlement localities
- Housing developers (nonprofit and for-profit)
- Housing authorities
- Local and regional housing, community, and/or economic development organizations
- Good local process and partnerships are key
- Looking for comprehensive community projects

VCI Eligible Activities

VCI funding may support the following eligible affordable housing activities:

- Homebuyer Direct Assistance, down payment and closing cost assistance (targeting 80 percent or below AMI)
- Homebuyer Rehabilitation (targeting 80 percent or below AMI)
- Homebuyer New Construction (targeting 80 percent or below AMI)

VCI Eligible Activities

VCI funding may support the following eligible affordable housing activities:

- Homeowner Rehabilitation (targeting 80 percent or below AMI)
- Rental New construction (targeting 60 percent or below AMI)
- Rental Rehabilitation (targeting 60 percent or below AMI)

VCI Eligible Activities

VCI funding may support the following eligible economic development activities targeting low/mod income:

- Job Creation/Retention
- Site Redevelopment
- Business Readiness
- Business District Revitalization

VCI Eligible Activities

VCI funding may support the following eligible community facilities/services activities targeting low/mod income:

- Water/sewer
- Health Clinics

VCI Pre-Application Selection Criteria

- A plan and initial groundwork is in place on a comprehensive project that includes at least a housing component
- Evidence that the project has solid local regional support
- Partnerships in place to execute project
- Demonstrated success with similar project
- Demonstrated capacity (financial and development team)

VCI Full Application Selection Criteria

- By invitation only
- Criteria:
 - Alignment
 - Need
 - Project Readiness
 - Capacity

VCI Full Application Alignment Criteria

- Consolidated Plan
- Order Number 32: Advancing Virginia's Housing Policy
- HOME Investment Partnership
- Community Development Block Grant

VCI Full Application Alignment Criteria

- Preservation of existing affordable rental units
- Preservation of existing affordable homebuyer units
- Creation of new affordable rental units
- Creation of new affordable homebuyer units
- Creation of integrated community housing units targeting special needs population

VCI Full Application Alignment Criteria

- Fair housing and communities of opportunity
- Employment/infrastructure/community services that primarily benefit very low/low/ and moderate income households
- Blight removal as a part of a larger revitalization project

VCI Full Application Need Criteria

- The degree to which the project is designed to meet an identified local need
- Must be demonstrated by a local market analysis or needs assessment
- What is the need, how do you know, and what is the expected result?

VCI Full Application

Project Readiness Criteria

- Review of project status, timeline (s), challenges and barriers
- Assessment of costs and status of other funding commitments
- Level of stakeholder involvement in needs assessment, planning, and design

VCI Full Application Capacity Criteria

- Applicant, partners, and development team
- Existing development, project management, and financial capacity
- Must describe existing resources for project planning, coordination, and implementation
- Should identify project management gaps/needs

VCI Timeline (Tentative)

Application Stage	Target Date
Release of guidelines and pre-application materials	November 10, 2017
How to Apply Workshops	November 29
Pre-application due date	January 31, 2018
Full application due date	May 2018
Contract negotiations	May – July 31, 2018
VCI projects under contract (goal)	August/September 2018

VHDA Funding Sources

- Homeownership
 - Down payment assistance and lower interest rates
- Rental
 - Predevelopment
 - Taxable and tax-exempt financing
 - SPARC
 - LIHTC
- Mixed-use/Mixed-income
 - Permanent loans
- REACH Resources
 - Grants supporting other affordable housing
- Contact:
 - Community Outreach:
Chris Dimotsis
chris.dimotsis@vhda.com
804-343-5596

CAMS Tips

- All work in CAMS should be frequently saved
- Please note that Chrome is the recommended browser
- Work in Word and copy and paste into the CAMS text boxes
- Use the “Print” tab at the top of the page and review them for completeness and accuracy
- The text box will only accommodate text responses. Graphic, tables, charts should not be pasted into the narrative section; instead, include the information in a separate attachment

Project Information

DHCD CAMS

Welcome Lyndsi Austin

Log Out

Profile

Search Programs

Downloads

Apply

Application Status

View And Manage Projects

User Guide

Application Submission

Print

Application ID: 34305292012094938Project Name: HPP Test kld 5/29Program Name: HPP

Application Start Date: 05/01/2012Application End Date: 07/31/2012

Project Information

Project Budget

Narrative Information

Attachments

Additional Information

Project Information

You must click the "Save" button below to save the info you enter in the page!

Organization Name*: DHCD

Project Primary Contact?

First Name*:

Last Name*:

Title*:

Email*:

Work Phone*: - -

Place of Primary Performance?

Address*:

Zip Code*: -

Whats my +4?

City/County*:

Primary Service Area*?

Please select ALL localities that will be in your project's primary service area. Only one County, City or Town must be selected to save this page. Select the Add/Edit link to make changes. Selections will display below the County, City and Town sections. When selecting a County, it is not necessary to also select a Town that lies within that county. Consult the application information for this program for additional information.

County: Add/Edit County

City: Add/Edit City

Town: Add/Edit Town

No County Selected.

No City Selected.

No Town Selected.


Save

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DoneLocal intranet100%

Project Budget


VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Partners for Better Communities

[Project Management](#)
[Admin Management](#)
[Glossary](#)

Project

Sub

Sub

Sub

Se

Cost/Activity Category

☐ **Tenant-based Rental Assistance**

Tenant-based Rental Assistance

☐ **Housing Relocation and Stabilization Services**

Housing Relocation and Stabilization Services

☐ **Pre-Development**

Pre-Development

TOTAL

DHCD Request	Other Funding	Total
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00

CLOSE

Error on page.

Local intranet

100%

Attachments

Title 1:	Implementation Timeline (required)	Temp.:	Implementaion Timeline
Title 2:	Certifications and Assurances (required)	Temp.:	Housing Trust Fund Certificates and Assurances
Title 3:	Applicant Financials (required)	Temp.:	

CLOSE X

Project Information **Project Budget** **Narrative Information** **Attachments** **Additional Information**

According to the program requirement, you must submit/upload following required documents:

UPLOAD ATTACHMENTS INSTRUCTION:
Please see the application instructions for details.

Implementation Timeline (required)
(to get the template file by clicking [HERE](#))

Certifications and Assurances (required)
(to get the template file by clicking [HERE](#))

Applicant Financials (required)

Outcome Logic Model

CoC Letter of Support

Addition Attachments

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Done

Local intranet 100%

Additional Information

The screenshot shows a web browser window with the address bar displaying `http://10.192.101.140/CAMSPortal/Applications/Application.aspx?App=356`. The browser's address bar includes a "Live Search" button. Below the address bar, there is a "Favorites" bar with links to "Free Hotmail" and "Get more Add-ons". The main content area of the browser shows the "DHCD CAMS Portal" with a navigation bar containing links for "Profile", "Search Programs", "Downloads", "Apply", "Application Status", "View And Manage Projects", and "User Guide".

The main content area is titled "Application Submission" and includes a "Print" button. Below the title, there is a form with the following fields:

- Application ID: 8805152012161518
- Project Name: Test Budget webform kld 5/15/12
- Program Name: Urgent Need
- Application Start Date: 12/01/2011
- Application End Date: 10/31/2012

Below the form fields, there is a tabbed interface with the following tabs: "Project Information", "Project Budget", "Narrative Information", "Attachments", and "Additional Information". The "Additional Information" tab is currently selected.

Under the "Additional Information" tab, there is a text area for entering optional comments. The text area is empty and has a vertical scrollbar on the right side. Below the text area, there is a "Save" button.

At the bottom of the page, there is a footer with the following text:

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The browser's status bar at the bottom shows "Done" and "Local intranet".

Application Status

- Multiple users can work on, edit and review application materials.
- CAMS will save the application as Incomplete. Applicant may return repeatedly to CAMS to work on application.
- Please be sure all work on the application is saved in CAMS.
- Once the application is submitted the status will change from Incomplete to Pending.

Vibrant Community Initiative (VCI)

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